



**Tillamook Urban Renewal Agency
210 Laurel Avenue
Tillamook, Oregon 97141**

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**TURA Regular Meeting
Tuesday, May 18th, 2010
5:30 P.M.**

Board Members Present:

Chairman Don Hurd,
Vice-Chair Suzanne Weber
Sean Lambert
Alene Allen
Joe Martin

Board Members Absent:

Carolyn Decker - excused

Staff Present:

Mark Gervasi: City Manager
Debbi Reeves: Administrative Assistant

Guests/Public:

John Janac, Farrah Regan, Chris Kell; Doug Henson; Elaine Faulkner

Chairman Don Hurd called the meeting to order at 5:30 P.M. **Reeves** did the roll call.

Hurd announced the special meeting of the TURA was called to go over the priority list of items that need completion to get the **Janac**/IOOF building completed in order to get the Public Market open. An itemized, priority list was presented by **Janac** which is included in the record.

Hurd went over the **Janac** building project dated May 17th showing amounts of loans and grants on the building and the amounts paid out. There is \$2747.80 left to pay out on fire suppression and \$3461.80 left on the exhaust system.

Hurd said the list of 15 items on the priority list would be gone over with an explanation of each item. Items numbered 1-7 have to be completed for occupancy. Items 8-15 need to be completed but will not alter occupancy.

Henson explained the \$15,000 loan he had taken out personally for plumbing and was asking for reimbursement. **Hurd** asked if invoices would need to be presented for payment on all items. **Janac** explained the plumbing requirements and his meeting with the City Water Department. He explained

Agency Board Members:
Don Hurd: Chairman; Vice Chair; Suzanne Weber
Joe Martin, Carolyn Decker; Sean Lambert, Alene Allen
City Administrator: Mark Gervasi, Staff: Debbi Reeves

how the water hookup would be completed.

Henson explained that plumbing contractors have been hired independently by Janac and by the Public Market. **Weber** asked if Item #2 at \$5000 would finish the plumbing. **Henson** was 95% sure it would. She asked if Item#6 for \$2100 would finish the bathrooms. **Janac** was 100% sure it would. **Allen** asked about the water meters which were explained by **Janac** and **Henson**.

Hurd asked about the core drilling and **Janac** explained the process and procedure. **Gervasi** mentioned the water department is ready to go on this. The water hookup by the city will cost approximately \$600. Gervasi asked about the ODOT permit and Janac get a copy of the quote to him.

Other items on the list were discussed and the board asked questions which were answered by Janac and Henson. They explained in detail the exhaust system, the electrical, the vendor requirements, brick sealant, and the core drilling process. Janac mentioned the old boiler in the basement has to be removed prior to occupancy and they are working on it.

The Public Market opening dates were discussed.

Hurd discussed the finances already invested in the building and that the priority items are critical to getting the building completed for occupancy.

Gervasi said he is working on the budget at this time and that a supplemental budget is also being worked on. He explained that in order to support this list more money may need to be borrowed.

Hurd thought the financials would need to be gone over before any decision could be made.

After more discussion **Hurd** asked if 2 motions could be made.

(**NOTE: Motion rescinded – See explanation notes below**)

- **Hurd** made a motion to approve funding \$84,365 for the top seven priority items on the list. Weber seconded the motion. **Martin** asked if the funding was a loan. **Hurd** said it would be a grant. **Allen** asked if it would be secured by a lien on the building. **Hurd** said yes it would be secured by a lien on the building. After discussion it was decided at that all items to be paid would require invoices. **Hurd** asked for a vote on the motion. Ayes were received by all board members and the motion passed.

Next **Hurd** asked for discussion on the Non-Priority Items on the list #8-15. Each item was discussed by the board with questions and explanations from **Janac** and **Henson**.

(**NOTE: Motion rescinded – See explanation notes below**)

- **Weber** made a motion to add an additional \$16,700 for items #8, #11, #12, #13, and #14 as delineated on the list. The motion was seconded by **Lambert**. With no further discussion **Hurd** called for the vote and all board members voted unanimously. The motion passed.

The board discussed the motions and the possibility that some amounts of the items could still need

adjustments. **Hurd** thought the motions may need to be corrected. Weber mentioned the motions need to be consolidated and that a motion for the full project be made. This was discussed. **Hurd** asked **Reeves** how the motions would be show in the record. She explained the motions would show in the record as they were presented and voted on. She thought the motions would need to be rescinded and a new consolidated motion made in order to simplify.

Hurd then rescinded his motion for \$84,365 in funding. Weber rescinded her second.

Weber rescinded her motion for \$16,700 in funding. Lambert rescinded his second.

- **Hurd** made a motion for funding up to \$105,000 for the **Janac Project** as discussed in the previous two motions. **Lambert** seconded the motion. **Hurd** asked that the same details of the previous motions be included in this motion. **Hurd** asked for the board vote on the newly consolidated motion. All board members voted Aye. The motion passed unanimously.

Hurd announced the Budget Hearing meeting will be tomorrow May 19th at 4 p.m. Budget items will need to be discussed. **Weber** said this new funding will need to be included in the Supplemental Budget.

Weber asked about the progress of the 3rd Street Project. **Hurd** talked about what he knew that was happening and explained. He will contact **Liane Welch** at the county public works and see what is currently happening.

Henson asked if he could speak. He would personally like to acknowledge the TURA and each member and their support of the Public Market. He spoke about the 5 year process. He feels that this will prove to be a landmark decision that urban renewal has made for Tillamook. He thanked each and every one of the board.

Hurd expressed his thoughts and concerns about the Public Market. **Henson** mentioned occupancy but that without TURA this project would not be happening and that the community is very excited about this. He thought this project will be the beginning of the turn-around for downtown Tillamook.

With no further business the meeting was adjourned by **Hurd** at 7:15 p.m.

Prepared by:
Debbi Reeves
Administrative Assistant

Reviewed by:

Don Hurd – Chairman

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